

Notice of Sale
C/A No: 2012-CP-02-01599

BY VIRTUE OF A DECREE of the Court of Common Pleas for Aiken County, South Carolina, heretofore issued in the case of JPMorgan Chase Bank, National Association against, Travis B. Taylor, and Citifinancial, Inc., I the undersigned as Master in Equity for Aiken County, will sell on October 7, 2013, at 11:00 a.m., at the Aiken County Courthouse in Aiken, South Carolina, to the highest bidder:

Legal Description and Property Address:

ALL THAT CERTAIN piece, parcel or lot of land, with any improvements thereon, situate, lying and being Northeast of and adjoining South Carolina Highway 66 and being approximately one-half (1/2) mile Southeast of South Carolina Highway 421 and one-half mile (1/2) mile South of the Village of Langley, in the County of Aiken, State of South Carolina, being shown and designated as Tract A on a plat of Jones and Murph, RLS, dated January 13, 1972 made for United Merchants and Manufacturers, Inc., and recorded in Plat Book 5, page 12-A, records of Aiken County, South Carolina. Also shown upon individual plat prepared by Tony L. Carr, Sr, RLS, dated September 13, 1980, recorded in Misc. Book 308, page 50, records of Aiken County, South Carolina. Reference is hereby made to said individual plat for a more complete and accurate description as to the metes, bounds and location thereof.

THIS BEING the same property conveyed to Travis B. Taylor by virtue of a Deed from Quinton Wyman McCaw, Jr., dated December 10, 2004 and recorded December 13, 2004, in Deed Volume 2474 at Page 35, in the Office of the Register of Deeds for Aiken County, South Carolina.

132 Huber Clay Road, f/k/a 211 Huber Clay Road, Warrentville, South Carolina 29851
TMS # 051-18-16-010 (new)
00-056-01-003 (old)

TERMS OF SALE: For cash. Interest at the rate of Six And 875/100 percent (6.875%) to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, do, upon the acceptance of his or her bid, deposit with the Master in Equity for Aiken County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Twenty (20) days, the Master in Equity shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. If the Plaintiff or the Plaintiff's representative does not appear at the above-described sale, then the sale of the property will be null, void, and of no force and effect. In such event, the sale will be rescheduled for the next available sales day. Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record.


Master in Equity
For Aiken County

Aiken, South Carolina
September 5, 2013.
KORN LAW FIRM, P.A.
Attorney for Plaintiff
1300 Pickens Street
Columbia, SC 29211
F11-03721